

1. SUBDIVISION PLAT OF THE IRA A. COCHRAN
PROPERTY PLAT BOOK 11 PAGE 55

VERTICAL DATUM TAKING FROM COBB COUNTY GIS
TOPOGRAPHIC DATA BASED ON NAVD 88.
2' CONTOUR INTERVAL

ZONING
R-15
FRONT 35'
SIDE 10'
REAR 30'

IMPERVIOUS SURFACE = 19.9%

THIS PLAT WAS PREPARED IN ACCORDANCE WITH
THE RULES AND REGULATIONS OF THE STATE
BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS.

THIS PLAT IS NOT REQUIRED TO BE APPROVED BY
A GOVERNING AUTHORITY, AND IS NOT SUBJECT TO
GEORGIA CODE SECTION 15-6-67.

THIS PLAT IS FOR RECORDING PURPOSES ONLY.
NO NEW STREETS, ROADS, RIGHT OF WAYS,
EASEMENTS ARE CREATED, OR NO NEW UTILITY
IMPROVEMENTS ARE REQUIRED, OR NO NEW
SANITARY SEWER OF APPROVAL OF A SEPTIC TANK
IS REQUIRED AT THE TIME OF SURVEY.

N ~ F
DARREL & JULIE BROWN
DB NF
TAX PARCEL 17048800220

N ~ F
PATRICK J DUNHAM
DB 15225 PG 2060
TAX PARCEL 17048800630

PARKVIEW VILLAGE
PB 234 PG 12

N ~ F
PARKVIEW VILLAGE HOA, INC
DB 148859 PG 6316
TAX PARCEL 17048800640

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE COMMITMENT OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, RECORDED, OR DISCLOSED. I HEREBY CERTIFY THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ACCURATELY REPRESENTS LAND SURVEYED UNDER MY DIRECT SUPERVISION AND CONTROL.

Donald Penney 2-17-16

FIELD CLOSURE: OPEN TRAVERSE
ANG. ERROR: 04"/ANG. PT. ADJUSTED
BY: LEAST SQUARES EQUIPMENT USED:
TOPCON GTS-303 W/ JET DATA
COLLECTOR PLAT CLOSURE: > 1"/85.356'

IN MY OPINION THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED
AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW.

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY OF:
LOT 3 OF THE IRA A COCHRAN PROPERTY FOR:

LOT 3 OF THE IRA A COCHRAN PROPERTY
THOMAS REGESKI

2761 GUTHRIE STREET
PLAT BOOK 11 PAGE 55

SURVEYS PLUS, INC.

3565 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
FAX: (770) 444-9739

ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

JOB NO.	4873A	REVISIONS
---------	-------	-----------

DRAWN BY:	RD
-----------	----

CHECKED BY: DLP	
DATE	2-8-16

SCALE	1"=20'
-------	--------

FIELD DATE	2-2-16
------------	--------

DATE _____

DATE	
------	--

[illegible]

[illegible]

LOCATED IN

LOCATED IN
LAND LOTS 488

17TH DISTRICT
2ND SECTION

COBB COUNTY,
CITY OF SMYRNA

GEORGIA

20 0 20 40

SCALE IN FEET

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD
PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL
13067C0119H DATED MARCH 4, 2013

LEGEND

IPF Iron Pin Found	 Fire Hydrant
RB Rebar	 Water Valve
CTP Closed Top Pipe	 Water Meter
OTP Open Top Pipe	 Gas Meter
CMF Concrete Monument Fnd	o C.O. San. Cleanout
 Drop Inlet	 San. Sewer Manhole
 Junction Box	-SS- San. Sewer Line
 Catch Basin	 Power Pole
CMP Corrugated Metal Pipe	 Light Pole
RCP Reinforced Concrete Pipe	 Guy Wire
 Monitoring Well	 Overhead Power Line
 TPED Telephone Pedestal	-X- Fence Line